# Neighborhood Factor Problem

You are developing a neighborhood factor for Neighborhood 10161951.  You have gathered the following information:

House #1)  Sale price of $79,900.  Land value of $15,000.  The RCN from the property record card is $87,700 and depreciation of $3,510.
House #2)  Sale price of $92,500.  Land value of $16,500.  The RCN from the property record card is $117,790 and depreciation of $30,540.
House #3)  Sale price of $85,000.  Land value of $17,000.  The RCN from the property record card is $95,900 and depreciation of $21,100.
House #4)  Sale price of $82,500.  Land value of $17,000.  The RCN from the property record card is $107,000 and depreciation of $27,820.
House #5)  Sale price of $68,000.  Land value of $16,100.  The RCN from the property record card is $67,590 and depreciation of $17,680.

## Neighborhood Factor Grid

|  | A | B | C | D | E | F |
|---|---|---|---|---|---|---|
| House # | Sale Price | Land Value | Imp Sale Price | Replacement Cost New | Depreciation | Imp Value |
| 1 |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |
| 4 |  |  |  |  |  |  |
| 5 |  |  |  |  |  |  |
| TOTALS |  |  |  |  |  |  |

NEIGHBORHOOD FACTOR

Total  Sales Price of all Improvements
Total  AV of all Improvements

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Neighborhood Factor                                         EQUALS          _____